

## Communication from Public

**Name:** Alyssa Shah

**Date Submitted:** 09/17/2020 10:47 AM

**Council File No:** 19-1533

**Comments for Public Posting:** I am writing to oppose the development as currently proposed ( 523- 671 La Brea Luxury Project ENV-2019-1736-SCPE; COUNCIL FILE NO. 19-1533 ) I am a very concerned direct business and property owner adjacent north to the proposed development of CGI strategies. I have owned and operated a successful business on La Brea for the past 25 years. I feel it's important for my position to be heard as I also speak for numerous business owners and residents in the effected area. I strongly reject and oppose the idea that the city is considering granting an “ exemption “ for this development from conducting a full environmental impact study on the surrounding area. As we have learned, this large scale project as proposed will have a devastating outcome on our local community housing and business function in the area. The current plans to construct underground parking which is NOT sufficient to support the number of planned hotel guest and employees, retail business guests and employees as well as the added housing and uber lifts for exiting vehicles exiting from the development to ALL dump out in to the alley away from the commercial La Brea Ave. and Wilshire Blvd. streets. This is not only a poorly developed plan it is also carless, dangerous and inconsiderate of the neighborhood business's and community. Developers and there investors should not be able to make deals behind closed doors and begin building with out showing the true impact of those already living and with business in the area. Pushing the project though and just “ dealing " with the problems later should not be acceptable to any of us. Our city representatives should help support and protect all of us,not just the big developers ! The narrow 100 year old alley behind this project currently provides access to numerous apartment parking garages that open directly into alley with lift up garage gates. There is hardly enough space for the residents to access the garage if there is another car or service truck in the alley. My business parking lot also exits into the alley within 3-4 feet of the proposed development underground exit. They do not take into consideration the danger of my local pedestrian business only 3' feet from the planned to build entrance/ exit of the proposed parking structure with heavy traffic speed and blind corners. My current pick up and delivery workers loading customers furniture would be steeping backwards directly into

oncoming valet drivers traffic. Extremely dangerous and poorly planned while not considering or supporting the function existing business's. The small alley was never meant to be used as a service exit & entrance to support a large luxury hotel and shopping complex. The added traffic spilling out and congesting the alley will have a devastating effect to the function of all local business's besides my own. We pay a great deal for property tax and my family and lively hood depend on my business being able to continue to function. The neighborhood is also very concerned with ability for emergency vehicles to access the alley with he proposed traffic that will also back up out on to 6th street and that intersection. There must be a full environmental impact study done as the flow of traffic planned is clearly dysfunctional and does not fully make use of what should be the obvious choice for traffic to be directed back out to the commercial streets of La Brea or Wilshire as would be expected. Instead the project that space for there own square footage money making benefit and instead push's the traffic congestion back on to the neighborhood and business's next door and to the north. Please insist on a FULL EIR before final approval and oppose the current poorly planned traffic and parking structure plans. Thank you for hearing our comments and we trust you will help and support our community as a whole. Alyssa Ashton Shah Design MIX Furniture Inc. 611 S. La Brea Ave.